

MOTION BY SUPERVISOR SHEILA KUEHL

October 27, 2015

**I, THEREFORE, MOVE** that the Board of Supervisors close the public hearing on Project Number R2012-01555-(3) and adopt the Mitigated Negative Declaration for the Project and determine, based on the whole record before the Board, that with implementation of required mitigation measures the Project will not have a significant effect on the environment, and find that the Mitigation Monitoring and Reporting Program for the Project is adequately designed to ensure compliance with the mitigation measures during project implementation.

**I FURTHER MOVE** that the Board deny in part, and approve, in part the decision of the Regional Planning Commission as follows:

- (1) Grant a variance to allow building only of a single-family home at 1832 N. Topanga Canyon Boulevard that encroaches on the ridgeline setback with the following minimum conditions to that variance: (a) limit the maximum building square footage on site to 4,500 square feet including all accessory structures, (b) limit the height of the building within the vertical setback of the ridgeline to 16.5

MOTION

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feet and (c) eliminate five parking spaces shown on the site plan because those were intended for the bed and breakfast operation proposed for that parcel; and (2) reverse the decision of the Regional Planning Commission regarding the requested CUP for the parcel located at 1820 N. Topanga Canyon Boulevard that was tantamount to a denial of that CUP; and grant a CUP to allow operation of a bed and breakfast facility on that parcel subject to conditions proposed for that part of the project by the Department of Regional Planning and add the following two conditions: 1) prohibit the construction of a pool on the parcel and 2) prohibit amplified music or other noise outdoors after 10pm.

**I FURTHER MOVE** that the Board instruct County Counsel to prepare, consistent with the foregoing, the necessary findings and conditions for a variance to allow development of only a single family home at 1832 N. Topanga Canyon Boulevard and for a conditional use permit to allow operation of a bed and breakfast at 1820 N. Topanga Canyon Boulevard.

S: NE/Topanga b&b